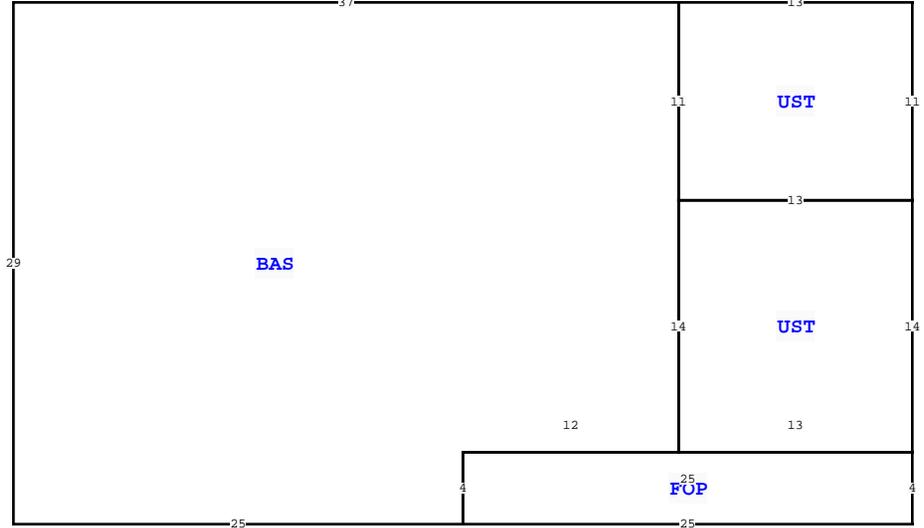


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0			156,274	1978	1978	0	0	35.00	65.00	Heated Area: 1025 HX Base Yr	



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM	MKT AREA	01			
NEIGHBORHOOD/LOC		20416.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	86,692
FOP	100	30		30	2,538
UST	143	45		64	5,413
UST	182	45		82	6,936
TOTALS	1,450			1,201	101,578

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		101,578	
TOTAL MARKET OB/XF VALUE		475	
TOTAL LAND VALUE - MARKET		23,400	
TOTAL MARKET VALUE		125,453	
SOH/AGL Deduction		3,658	
ASSESSED VALUE		121,795	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		121,795	
TOTAL JUST VALUE		125,453	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		125,453	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0682	9/24/2018	WD	U	I	11	100
GRANTOR: JOHN E B & LISA C STE						
GRANTEE: J & L FUTURE LLC						
1319/1727	7/28/2016	WD	Q	I	01	55,000
GRANTOR: LESTER W & JACQUELINE						
GRANTEE: JOHN E B & LISA C S						

EXTRA FEATURES																
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	375	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

TOTAL OB/XF									
475									
238 SW GREMLIN WAY, LAKE CITY									
BLD DATE		LGL DATE		04/08/2025		MLU			
XF DATE		LAND DATE							
INC DATE		AG DATE							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W37 S29 E25 FOP= E25 N4W25 S4\$ N4 E12 UST= E13 N14 W13 S14\$ N14 UST= E13 N11 W13S11\$N11\$.			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF	1105.00	140.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							

REVIEW DATE																								
04/22/2025																								
BY ks																								
Total Acres: 0.34																								
Total Land Value: 23,400																								
Market: 0																								
Agricultural: 0																								
Common: 23,400																								
PRINTED 03/24/2026 BY SYS																								